

comprising 17 acres, more or less in Urbana District, which tract includes the 1st parcel in a deed from George E. Moxley and Mary Moxley, his wife to James E. Moxley, by deed dated February 24th, 1917, and recorded among the Land Records of Frederick County in Liber 320 folio 200, described as follows:

"FOR THE FIRST PARCEL it being the same parcel of real estate that was conveyed to George E. Moxley by James E. Moxley, by deed dated the 20th day of March 1915, and recorded in Liber H.W.B. 312 folio 178, one of the Land Records of Frederick County. This deed is subject to all the easements, rights of way and reservations contained in the above-mentioned deed."

THIRD: That by deed dated November 2nd, 1932, and recorded in Liber 385 folio 473, one of the Land Records of Frederick County, James E. Moxley and Susie V. Moxley, his wife, conveyed to the said Everett G. Moxley, the following described premises:

".. all the two following tracts or parcels of land, to wit:-

FIRST: All that tract or parcel of land situate in Frederick County, Maryland, and described in a deed from George E. Moxley and Mary Moxley, his wife, bearing date February 24, 1917, and recorded in Liber No. 320, Folio 200 &., one of the Land Records for Frederick County, Maryland, and described by courses and distances as follows:

BEGINNING for the same at a stone standing at the end of the 19th of S. $4\frac{3}{4}$ degrees E. 22.6 perches line described in a deed from William T. Moxley and Everett G. Moxley to Lawrence A. Chiswell, dated Nov. 7, 1913, and recorded in Liber H.W.B. No. 306, folio 519, thence by and with the 20th line thereof S. 82 degrees E. 28.8 perches to a stone thence N. $61\frac{1}{2}$ degrees E. 7.4 perches to a stake, thence N. $60\frac{1}{2}$ degrees W. 21.54 perches to the end of the 18th line of the above mentioned line, thence by and with the 19th line thereof, S. $4\frac{3}{4}$ degrees, E. 22.6 perches to the place of beginning. Containing 2 acres, 2 rods and 32.5 square perches.

SECOND: All that tract or parcel of land adjacent to the aforementioned tract, described in a deed from James C. White and Mary Lucille White, his wife, to James E. Moxley, bearing date the 19th day of May, 1928, and recorded in Liber No. 366, folio 389, one of the Land Records for Frederick County, and described by courses and distances as follows:

BEGINNING for the same at a stake on the dividing line between the properties of the said Joseph C. White and James E. Moxley and running thence N. $66\frac{1}{2}$ W. 11.5 perches to a marked locust tree, thence S. $63\frac{1}{2}$ W. 28 perches to the Monocacy River; thence down said river S. $25\frac{1}{2}$ E. 17 perches; thence N. $64\frac{1}{2}$ E. 6 perches to a double maple tree; thence N. $44\frac{1}{2}$ E. 14 perches; thence N. $72\frac{3}{4}$ E. 10.1 perches,